

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL P-2c IN THE CAMPUS HIGH
URBAN RENEWAL AREA, PROJECT NO. MASS. R-129

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Campus High Urban Renewal Area, Project No. Mass. R-129, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Greater Roxbury Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-2c in the Campus High Urban Renewal Area; and

WHEREAS, the Greater Roxbury Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel P-2c in the Campus High Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Greater Roxbury Development Corporation be and hereby is tentatively designated as Redeveloper of Disposition Parcel P-2c in the Campus High Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications;
and

(iv) Proposed development and rental schedule.

2. That disposal of Parcel P-2c by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



CAMPUS HIGH URBAN RENEWAL AREA
MASS. R-129

PARCEL P-2c

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Greater Roxbury Development Corp.
- b. Address and ZIP Code of Redeveloper: 90 Warren St. Roxbury, Mass. 02119
- c. IRS Number of Redeveloper: 04-2574070
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in Campus High Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts

is described as follows²

Parcel P- 2B

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____:

☐ A corporation.

☒ A nonprofit or charitable institution or corporation.

☐ A partnership known as

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: Sept. 1975

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

See Attachment # 1

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

- ¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

N/A

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
--------------------------------	----------------------------------	------------------------------

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated:

12/16/79

George M. Williams

Signature

Vice President

Title

90 Warren St. Roxbury, Mass. 02119

Address and ZIP Code

Dated:

Signature

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: Greater Roxbury Development Corp

b. Address and ZIP Code of Redeveloper: 90 Warren St., Roxbury, Mass. 02119

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

~~Boston Redevelopment Authority~~
(Name of Local Public Agency)

in Campus High Urban Renewal Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts
is described as follows:

Parcel P-2B

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of May 24, 1979, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

Andrew K. Baxter P.C.

See attachment #2

16 Lakeside Office Park

Wakefield, Mass. 01880

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

This development will be financed partially by the developers own funds (\$876,000) and first mortgage funds (\$2,024,000) from a local bank

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

- a. In banks: Federal Reserve Bank, (equity funds from the Federal Office of Economic Development).

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$ 876,000*

- b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

Bank loan 1st mortgage

\$ 2,024,000.

- c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

*this assumes a total development cost of \$2,900,000

7. Names and addresses of bank references: Unity Bank & Trust Co. Roxbury, Mass.
New England Mutual Life Insurance Co.,
New England Merchants National Bank of Boston

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

See Attachment #3

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
		\$	

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: 10/16/79

Dated: _____

George M. Williams

Signature

Signature

Vice President

Title

Title

Address and ZIP Code

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

BOARD OF DIRECTORS
GREATER ROXBURY DEVELOPMENT CORPORATION

Lawrence Smith - Chairman of the Board
United Community Development
84 State Street
Boston, Mass. 02109
742-0378

Residence:
75 Saint Alphonsus St. #711
Roxbury, MA 02120
738-1815

Monroe Moseley - Vice Chairman
Analog Devices, Inc.
Route 1 Industries Park
Westwood, Mass. 02040
367-0981

Residence:
15 Dartmouth Street
Boston, Mass. 02118

Leon Wilson - Treasurer
Shawmut Bank of Boston
P.O. Box 4138
Boston, Mass. 02211

Residence:
22 Plantation Rd.
Plymouth, Mass. 02360
1-746-0491

Charles Yancey - Clerk
3 Hooper Street
Dorchester, Mass.
825-1372

Eric V. Grey, Jr. - President
42 Waumbeck Street
Roxbury, Mass. 02119
442-9298

George M. Williams
Vice President & Director
of Planning and Land Dev.
Greater Roxbury Development Corp.
90 Warren Street
Roxbury, Mass. 02119

Tom Farrington
Input-Output Computers
400 Totten Pond Rd.
Waltham, Mass. 02154

Residence:
150 American Legion Hgwy
Dorchester, Mass. 02121

Margaret Fisher
Housing Improvement Program
214 Bowdoin St.
Dorchester, Mass. 02122
436-1442

Residence:
19 Alaska St.
Roxbury, Mass. 02119
445-2429

Marion McElhaney
Boston Housing Court
Pemberton Square
Boston, Mass.
725-8000

Residence:
522 Columbus Ave.
Boston, Mass. 02118
536-7140

Lloyd King
Roxbury Action Program
10 Linwood St.
Roxbury, Mass. 02119
442-4400

Donald Sneed
43 Howland St.
Dorchester, Mass. 02121
442-6515

Ralph Smith
Lower Roxbury Community Corp.
757 Shawmut Ave.
Roxbury, Mass. 02119
445-1061

Residence:
13 Eastabrook Rd.
Roxbury, Mass. 02120
696-5425

William Crayton
Boston Five Cents
Savings Bank
Washington Street
Roxbury, Mass. 02119

Residence:
148 Savannah Ave.
Mattapan, Mass. 02126

Edward T. Johnson, II
Digital Equipment Corp
428 Main St.
Hudson, Mass. 01749
1-568-1441 X246

Residence:
37 Lawrence Street
Boston, Mass. 02116
262-4383

James Thomas Owens, III Esq.
Deputy Mayor's Office - Jones
Room 608, City Hall
City Hall Plaza
Boston, Mass. 02203
725-4851

Residence:
70 Empire St.
Brighton, Mass. 02134
254-9223

Richard L. Taylor
HiPark Development Corporation
23 School St.
Boston, Mass.
367-8110

Residence:
21 Kenilworth St.
Roxbury, Mass. 02119
445-8392

ANDREW K. BAXTER, P. C.

CERTIFIED PUBLIC ACCOUNTANT

16 LAKESIDE OFFICE PARK
WAKEFIELD, MASSACHUSETTS 01880

AREA CODE (617) 245-3600

May 24, 1979.

Board of Directors and Members
Greater Roxbury Development Corporation

We have examined the accompanying balance sheet of Greater Roxbury Development Corporation at September 30, 1978 and 1977 and the related statements of revenue and expenses and fund balance and changes in financial position for the years then ended. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests of the accounting records and such other auditing procedures as we considered necessary in the circumstances.

Because of the changes, with which we concur, in the method of presentation of expenses in the statement of revenue and expenses and fund balance for the years ended September 30, 1978 and 1977 in which expenses are classified in functional categories supported by a separate statement, and the adoption of a policy of depreciation of property and equipment, the results of operations of the Greater Roxbury Development Corporation are not presented on a basis consistent with that of prior periods.

In our opinion, subject to the valuation of investments as explained in Note 1, the accompanying financial statements present fairly the financial position of the Greater Roxbury Development Corporation at September 30, 1978 and 1977 and the results of its operations and the changes in its financial position for the years then ended, in conformity with generally accepted accounting principles.

Andrew K Baxter, CPA

GREATER ROXBURY DEVELOPMENT CORPORATION

BALANCE SHEET

SEPTEMBER 30, 1978 AND 1977

	<u>1978</u>	<u>1977</u>
<u>Assets</u>		
Current assets:		
Cash	\$ 45,963	\$111,922
Receivable from HUD (Note 1)	81,666	-
Receivables - Other	<u>5,857</u>	<u>3,737</u>
Total current assets	<u>133,486</u>	<u>115,659</u>
Property and equipment at cost (Note 1):		
Land and building	365,489	154,147
Furniture and equipment	<u>20,455</u>	<u>2,832</u>
	385,944	156,979
Less accumulated depreciation	<u>(4,841)</u>	<u>(177)</u>
	<u>381,103</u>	<u>156,802</u>
Investments (Notes 1 and 2)	<u>464,536</u>	<u>538,209</u>
Total assets	<u>\$979,125</u>	<u>\$810,670</u>
 <u>Liabilities and Fund Balance</u>		
Current liabilities:		
Current portion of long-term debt (Note 3)	\$ 1,210	\$ -
Accounts payable	17,520	3,428
Accrued expenses	<u>2,371</u>	<u>-</u>
Total current liabilities	<u>21,101</u>	<u>3,428</u>
Deferred revenue under CSA contract (Note 1)	<u>213,122</u>	<u>194,055</u>
Long-term debt (Note 3)	<u>63,790</u>	<u>-</u>
Fund balance	<u>681,112</u>	<u>613,187</u>
Total liabilities and fund balance	<u>\$979,125</u>	<u>\$810,670</u>

The accompanying notes are an integral part of these financial statements.

GREATER ROXBURY DEVELOPMENT CORPORATION

STATEMENT OF REVENUE AND EXPENSES

AND FUND BALANCE

FOR THE YEARS ENDED SEPTEMBER 30, 1978 AND 1977

	<u>1978</u>	<u>1977</u>
Revenue:		
Grant from Community Services Administration	\$727,072	\$536,060
Grant from Dept. of Housing & Urban Development	386,856	-
Rental income	19,245	3,918
Consulting fee income	4,800	-
Membership fees	390	1,090
Other income	<u>1,493</u>	<u>1,338</u>
Total revenues	<u>1,139,856</u>	<u>542,406</u>
Program expenses:		
Community economic development	670,223	515,674
Youth employment	386,858	-
Real estate rental and management	<u>14,850</u>	<u>-</u>
Total program expenses	<u>1,071,931</u>	<u>515,674</u>
Excess of revenue over expenses	<u>67,925</u>	<u>26,732</u>
Fund balance at beginning of period:		
As previously reported:	613,187	12,759
Correction to record investment in Circle Venture Capital Fund on the equity method of accounting		562,398
Recovery of prior year's payroll taxes		<u>11,298</u>
As corrected	<u>613,187</u>	<u>586,455</u>
Fund balance at end of year	<u>\$681,112</u>	<u>\$613,187</u>

The accompanying notes are an integral part of these financial statements.

GREATER ROXBURY DEVELOPMENT CORPORATION
STATEMENT OF FUNCTIONAL EXPENSES
FOR THE YEARS ENDED SEPTEMBER 30, 1977 AND 1978

	<u>1978 PROGRAM EXPENSES</u>				<u>1977</u>
	<u>Community Economic Development</u>	<u>Youth Employment</u>	<u>Real Estate Rental and Management</u>	<u>Total Expenses</u>	<u>Community Economic Development</u>
Personnel expenses:					
Sub contract costs		\$333,905		\$333,905	
Salaries and wages	\$253,931	31,650		285,581	\$231,407
Professional services	34,280	10,520		44,800	26,281
Employee benefits	15,952			15,952	14,794
Temporary help	4,255	1,078		5,333	5,327
Bonding & workmen's comp	442			442	
Total personnel expenses	<u>308,860</u>	<u>377,153</u>		<u>686,013</u>	<u>277,809</u>
Office operating costs:					
Rent	18,367	3,817		22,184	13,942
Consumable supplies	10,913	1,596		12,509	8,067
Telephone and postage	11,276			11,276	10,472
Utilities			\$ 5,699	5,699	
Depreciation	4,664			4,664	177
Security alarm service			4,616	4,616	
Real estate taxes	3,357		892	4,249	
Repairs and maintenance			3,060	3,060	
Insurance	419			419	
Total office	<u>48,996</u>	<u>5,413</u>	<u>14,267</u>	<u>68,676</u>	<u>32,658</u>
Other operating expenses:					
Unrecoverable project costs	261,374			261,374	155,722
Travel	11,382	2,079		13,461	7,552
Miscellaneous	8,004	2,213	583	10,800	15,514
Public relations	9,945			9,945	11,992
Venture attracting costs	8,441			8,441	
Equipment rentals and expense	5,918			5,918	5,326
Printing and publications	4,812			4,812	7,524
Dues and subscriptions	1,991			1,991	1,454
Repairs and maintenance	500			500	123
Total other	<u>312,367</u>	<u>4,292</u>	<u>583</u>	<u>317,242</u>	<u>205,207</u>
Total Expenses	<u>\$670,223</u>	<u>\$386,858</u>	<u>\$ 14,850</u>	<u>\$1,071,931</u>	<u>\$515,674</u>

GREATER ROXBURY DEVELOPMENT CORPORATION
STATEMENT OF CHANGES IN FINANCIAL POSITION
FOR THE YEARS ENDED SEPTEMBER 30, 1978 AND 1977

	<u>1978</u>	<u>1977</u>
Sources of working capital:		
Working capital provided by operations:		
Excess revenue over expenses	\$ 67,925	\$ 26,732
Charges against operations not involving working capital in the current period:		
Investment write-offs	261,374	96,700
Depreciation	<u>4,664</u>	<u>177</u>
Net working capital provided by operations	<u>333,963</u>	<u>123,609</u>
Other sources of working capital:		
Investment recoveries	1,126	-
Increase in deferred CSA revenue	19,067	59,432
Proceeds from long-term debt	65,000	-
Reduction of deferred charges	-	918
Recovery of prior year's payroll taxes	<u>-</u>	<u>11,298</u>
Total other sources	<u>85,193</u>	<u>71,648</u>
Total sources of working capital	<u>419,156</u>	<u>195,257</u>
Uses of working capital:		
Additions to property and equipment	(228,965)	(156,979)
Reduction of long-term debt	(1,210)	-
Increase in investments	<u>(188,827)</u>	<u>(72,511)</u>
Total uses of working capital	<u>(419,002)</u>	<u>(229,490)</u>
Increase (decrease) in working capital	154	(34,233)
Working capital at beginning of year	<u>112,231</u>	<u>146,464</u>
Working capital at end of year	<u>\$112,385</u>	<u>\$112,231</u>

The accompanying notes are an integral part of these financial statements.

GREATER ROXBURY DEVELOPMENT CORPORATION
STATEMENT OF CHANGES IN FINANCIAL POSITION
FOR THE YEARS ENDED SEPTEMBER 30, 1978 AND 1977

ANALYSIS OF CHANGES IN WORKING CAPITAL

	<u>1978</u>	<u>1977</u>
Increase (decrease) in current assets:		
Cash	\$(65,959)	\$ 65,304
Receivable from HUD	81,666	-
Receivables - other	<u>2,120</u>	<u>(99,960)</u>
	<u>17,827</u>	<u>(34,656)</u>
 (Increase) decrease in current liabilities:		
Current portion of long-term debt	(1,210)	
Accounts payable	(14,092)	(99)
Accrued expenses	<u>(2,371)</u>	<u>522</u>
	<u>(17,673)</u>	<u>423</u>
 Increase (decrease) in working capital	 <u>\$ 154</u>	 <u>\$(34,233)</u>

The accompanying notes are an integral part of these financial statements.

GREATER ROXBURY DEVELOPMENT CORP.

NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 1978, AND 1977

Note 1. Nature of business and accounting policies

The Greater Roxbury Development Corporation (GRDC) is a not-for-profit organization. GRDC acts as a catalyst for community revitalization by providing economic and land development in the area known as the Special Impact Area, which includes Roxbury, North Dorchester, the South End and parts of Jamaica Plain, all of which are part of Greater Boston, Massachusetts.

Greater Roxbury Development Corporation was established under Massachusetts General Law Chapter 180, Section 7A, which permits the corporation to issue only membership, and not stock, certificates. Greater Roxbury Development Corp. issued both class A and class B memberships. Five Neighborhood Development Corporations were issued 100% of the class B memberships and residents of the community were issued class A memberships. Class B members are permanent members of the Board of Directors, and class A members elect ten board members.

GRDC performs community economic development services under a grant from the U.S. Community Services Administration (CSA) which provides for reimbursements of administrative expenses up to an annual maximum of approximately \$500,000 for each of the years ended September 30, 1977 and 1978.

On June 30, 1978, the CSA awarded GRDC an additional grant of approximately \$463,000 covering the fiscal year commencing October 1, 1978 and terminating September 30, 1979. In addition, CSA provides GRDC with grants to finance its investments in economic enterprises located within the Special Impact Area. Such grants are approved by CSA on the basis of its review of individual investment proposals submitted by GRDC.

In February 1978, GRDC was awarded a U.S. Department of Housing and Urban Development (HUD) grant in the amount of \$800,000 to perform activities under the Youth Employment Demonstration Program. The HUD grant covered the period from February 1, 1978 to January 31, 1979. The Greater Roxbury Development Corp. was awarded an extension of the grant to September 30, 1979 with additional funding of \$536,000. GRDC expects that the grant will be further extended to January 31, 1980. The program funded by the grant is called the Greater Roxbury Improvement Program (GRIP). The youth employment demonstration program was subcontracted to another organization until December, 1978 after which it has been operated solely by GRDC.

SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

It is the GRDC's policy to employ generally accepted accounting principles on a consistent basis so as to present fairly its financial position, results of operations and changes in financial position. In this connection, the more important accounting policies utilized by the Company are described below.

Property and Equipment

Depreciation is provided on the straightline method at rates calculated to write off the cost of the property and equipment over their estimated useful lives which are as follows:

Building	40 years
Office furniture & equipment	8 years

Expenditures for maintenance and repairs are charged to income as incurred. Renewals and betterments which extend the useful lives of the assets are capitalized. Upon sale or retirement, the cost of property and equipment and related accumulated depreciation are removed from the accounts and any resulting gain or loss is included in operations.

Investments

It is the Corporations's policy to carry investments in other businesses on the equity method of accounting in accordance with which GRDC records its share of income or loss of the investee company and adjusts its investment account accordingly. In its role as a catalyst for economic development, GRDC's investments are typically of a high risk nature. Consequently, it is extremely difficult to determine a valuation for its investments during the early stages of their development. Accordingly, GRDC carries its investments at cost until such time as the business is determined to be a viable enterprise or it is determined that a permanent decline in the value of the investment has occurred in which case the investment cost is reduced to a fair market value.

Grant income and deferred revenue

The grant from CSA permits GRDC to obtain funds in advance of reimbursable expenditures. Such advance funds are recorded as deferred revenue in the balance sheet until the reimbursable expenditure occurs at which time an amount equal to the expenditure is removed from the deferred revenue account and transferred to income

Real estate tax

Real estate tax expense is recorded in the year incurred; real estate tax abatements are recorded in the accounts in the year received. GRDC follows a policy of appealing its real estate tax assessments with the Appellate Tax Board. Owing to the uncertainty

which exists concerning the ultimate realization under such appeals, no abatements, except those which have actually been received, have been recorded in the accounts of GRDC.

Note 2. Investments

Investments at September 30, 1978 and 1977 consist of the following:

	<u>1978</u>	<u>1977</u>
Investments in Circle Venture Capital Fund, a wholly-owned, profit-making enterprise consisting of the following:		
Land and building located at 84 Warren Street, Roxbury	<u>\$628,377</u>	<u>\$628,377</u>
Savin Realty- Note receivable, with interest at the rate of 12% se- cured by real estate	<u>67,235</u>	<u>67,235</u>
Circlepower Demolition Corporation:	see note	
Note receivable	below	110,000
51% Equity investment, at cost		<u>152,500</u>
		<u>262,500</u>
Net liabilities of CVCF	<u>(422,414)</u>	<u>(422,414)</u>
Net investment in CVCF	<u>273,198</u>	<u>535,698</u>
Direct investments by GRDC:		
Greater Roxbury Microdata Services:		
100% Equity investment, at cost	110,550	-
Note receivable with interest at the rate of 10%	<u>50,000</u>	-
	<u>160,550</u>	-
Land and building located at 95-97 Harrishof Street, Roxbury	<u>25,188</u>	<u>1,911</u>
Church's Fried Chicken, Inc:		
Deposit on real estate	<u>5,000</u>	-
Berg Chemical Company, Inc.-Advance for organizational expenses	<u>600</u>	<u>600</u>
Total direct investments by GRDC	<u>191,338</u>	<u>2,511</u>
Total investments	<u>\$464,536</u>	<u>\$538,209</u>

INTRODUCTION GREATER ROXBURY DEVELOPMENT CORPORATION

The Greater Roxbury Development Corporation, founded in September, 1975, is a non-profit community development corporation. It is the parent corporation of the Circle Venture Capital Fund, Inc., its wholly-owned subsidiary which was founded in 1971. GRDC's overall mission is to contribute to planned coordinated collective action toward community development in Greater Roxbury by efforts which are designed to make GRDC a catalyst in that process. The corporations activities are designed to stabilize the economic base of the community by providing a capital influx and quality housing for the residents of this community.

The Corporation receives support through grants from the Community Services Administration (CSA) and the Department of Housing and Urban Development (HUD) of the U.S. Government. In addition to the support received from CSA and HUD, GRDC, derives income through its planning-consulting component which contracts with private corporations, private institutions, local, state and federal government agencies.

Our target area, which we define as our Special Impact Area, encompasses the major portion of Boston's Third World Community. This area includes Roxbury, South End, North Dorchester and parts of Mattapan and Jamaica Plain.

In brief, the functional areas of GRDC activities include Business Development, Residential and Commercial Land Development, Planning Employment Development and Community and Public Relations. Through its Business and Land Development Components, GRDC has invested approximately 3.5 million in business and real estate ventures in the Greater Roxbury Community since 1973. (see list of current development projects page 3) GRDC's direction as an organization is formulated by the needs and responses of the Greater Roxbury Community. The organization illicit its priorities and direction directly from its membership. As an example, we have 450 community residents who are members of GRDC. Ownership and control of GRDC is in the hands of its members, and the 19 person Board of Directors elected by the members. Membership in GRDC is open to any resident of the impact area. The membership exercises control through its annual election of 11 directors. We also conduct an ongoing campaign to increase our membership of community residents.

It is through GRDC's Board of Directors that the key program and policy decisions are made which determine the focus of the organization and prioritize the organizational activities. Five seats on the Board are held by Precinct Neighborhood Development Corporations. The organizations represent 5 district neighborhoods or service delivery areas within Greater Roxbury. The Precinct Neighborhood Development Corporation are:

- Lena Park- serving part of Dorchester providing services in youth recreation, education, family counseling, day care, and economic development,
- South End Neighborhood Action Program (SNAP)- operates programs in family counseling, elderly services, after school programs, emergency financial assistance, and employment in its primary service area of the South End,

- Roxbury Action Program (RAP)- operates programs in youth employment and recreation, housing, economic development, and neighborhood preservation in its primary service area of Highland Park,
- Sav-Mor- operates as a neighborhood preservation area with particular programs directed at neighborhood security and crime watches, in the Sav-Mor neighborhood; and
- The People's Elected Urban Renewal Committee (PURC)- an organization of tenants and community residents organized around the issue of dis-location, gentrification community control in the urban renewal process.

Each of these organizations, elects one representative to the Board of Directors of GRDC. The last 3 seats on the Board are held in trust by the corporation to fill any area of technical expertise needed to assist the Board of Directors to function smoothly and efficiently. These 3 seats are currently filled by a MIT professor in Urban Studies and Planning, and 2 representatives of the banking community, one of whom is the president of the local merchants association. The community also has input into GRDC through three other avenues. These avenues include:

1. Resident surveys that are the basis of all GRDC activity
2. GRDC participation in organized activity involving the community, its people and their needs; and
3. GRDC encouragement of direct verbal or written feedback from community residents.

GRDC's Planning and Land Development Component has taken an active role in the development of the Southwest Corridor Project. GRDC has participated in the planning of the Southwest Corridor Project since its inception and continues to be one of the leading local organizations participating in the project.

Synopsis of GRDC Development Projects and Accomplishments

The following is a list and brief description of the current ongoing GRDC development projects:

- Development of a Church's Fried Chicken Store which will be owned by GRDC and leased by the local franchise operation. One store was recently operational for business at 1243 Blue Hill Avenue and a second store is currently under construction in the Dudley Station area of Roxbury. Sites are being negotiated for two additional stores to be developed in the next 6-12 months.
- Microdata Service Inc., a microfiche and micro film processing plant located at 416 Warren St., in Roxbury, started on June 1, 1979. The operation is currently exceeding all sales projection at this date.
- A six unit housing development located at 95-97 Harrishof Street which is currently under construction.
- GRDC Professional building located at 90 Warren St., which is 11,600 square feet of office space developed and owned by GRDC, and is currently at a 90% occupancy.
- The New England Telephone Office Building, located at 87 Warren St., in Dudley Station, developed and owned by GRDC and leased to New England Telephone Company for 20 years, completed in December, 1974.
- The ownership and management of 373 units formally HUD owned properties consisting of 1-3 bedroom units located in the Washington Park area of Roxbury next to Franklin Park. Properties are currently undergoing renovation.
- The development of 40 units of HUD Section-202 Elderly and Handicapped housing to be located at 541 Shawmut Avenue, Roxbury. GRDC has just recently received approval of a fund reservation from HUD for this development in the amount of 1.8 million dollars. Construction is expected to start during the summer of 1980.

Other GRDC Accomplishments Include:

- Being instrumental in getting a city-appointed commission established to oversee and monitor the revitalization of Blue Hill Avenue, a major artery within our SIA. (GRDC's representative chaired the Blue Hill Avenue Task Force, the body responsible for the establishment of the Commission).
- Stopping the uncontrollable expansion of land grabbing by Northeastern University further into Greater Roxbury. An agreement to work together, to get community approval, and to have community participation and benefit was negotiated between a coalition of CDC's and Northeastern University.
- Monitoring minority participation in EDA funded public works projects. (The GRDC representative in conjunction with another person, drafted the monitoring procedure

to be used by the group of leading area business people and organizations.)

- And monitoring the development of a large hotel/commercial complex within our SIA. GRDC is playing a lead role in identifying and ensuring participation by and benefit to area business people, and, minimizing negative impact, especially in terms of people being pushed out of the area by steeply rising land values, to area residents.
- GRDC has recently contracted with UMTA as a part of the Southwest Corridor Joint Development Project. The project involves the Southwest Corridor Coalition and several other Neighborhood Development Organizations (NDO) in the planning of economic development project for the Southwest Corridor.

These represent only activities within our primary impact area. We are certain that there are secondary and tertiary impacts that have not been measured that make our efforts even more significant.

January 10, 1980

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN/DIRECTOR

SUBJECT: CAMPUS HIGH URBAN RENEWAL AREA, PROJECT NO. MASS. R-129
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL P-2c

3904

SUMMARY: This memorandum requests that the Authority tentatively designate the Greater Roxbury Development Corporation as Redeveloper of Parcel P-2c.

On October 18, 1979, the Authority modified the Campus High Urban Renewal Plan to create Parcel P-2c. This parcel is located at the corner of Shawmut Avenue and Roxbury Street and contains approximately 183,000 square feet of Authority-owned vacant land. The size and location of Parcel P-2c make it a major component in the development plans for the Dudley Square area.

The present Dudley Post Office building, located across Roxbury Street from Parcel P-2c, is scheduled for demolition under the community-approved alignment for New Dudley Street, Phase II. The Postal Service is seeking to locate a replacement facility in the Dudley area which will require approximately 21,000 square feet of floor space and adjacent parking. Parcel P-2c has sufficient area to accommodate the Post Office construction.

In addition, the General Services Administration is seeking to lease 6,500 square feet of office space in the Dudley Square area. This space will be used for a Social Security office. Parcel P-2c could accomodate this G.S.A. development, either singly or in conjunction with the Post Office construction.

The Greater Roxbury Development Corporation, 90 Warren Street, has submitted a proposal to the Authority to act as Redeveloper of Parcel P-2c. The proposal submitted by G.R.D.C. involves the construction of office space sufficient for both the Post Office and the General Services Administration. The retention of these governmental services is critical to the success of plans to revitalize the Dudley Square Area.

I, therefore, recommend that the Authority tentatively designate the Greater Roxbury Development Corporation as Redeveloper of Parcel P-2c in the Campus High Urban Renewal Area.

An appropriate Resolution is attached.